



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JUNE 10, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION
20602 LINCOLN WAY LANE (LOWER LEVEL)

Call to Order

Chairman Renae Goldie called the meeting to order at 6:30 P.M.

A. Roll Call

Commissioners Present: Dave Schumpp, Bob Beeson, Ken Chemers, Don Schwarz and Jim Matlock

Commissioners Absent: Rene Goldie and John Newton

Staff Present: Planning Supervisor Zach Brown and Planning/GIS Tech Tony Minette

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens

B. Approval of Minutes from May 27, 2010

Motion (#1) to Approve the minutes from May 27, 2010

Motion by: Chemers Seconded by: Matlock

Approved (4 to 0)

Abstain (1)

C. Public Hearing – Simply Smokin’ BBQ and Grill

Applicant: Thomas Fotsis

Location: 10211 W. Lincoln Highway

Request: A special use for a full service restaurant with liquor sales

Motion (#2): Continue to June 24, 2010

Motion by: Schwarz Seconded by: Chemers

Approved (5 to 0)

D. Public Hearing– Strait Variance

Applicant: Denise Strait

Location: 212 Hickory Street

Request: Accessory structure setback variances from 10’ to 7’ along the southern and western property lines to permit the construction of an in ground pool.

Planning Supervisor Brown presented the staff report and provided an overview of the request. The applicant was present to answer Commissioners questions and provided no further comments.

Motion (#3): Close the public hearing
Motion by: Schwarz Seconded by: Chemers
Approved (5 to 0)

During the Plan Commission discussion:

- Commissioners questioned whether or not any trees would need to be removed to permit the pools installation. The applicant indicated no trees would be removed from the property.
- Members acknowledged that many accessory structures in the old town area do not meet required setbacks and noted that it would be unusual to have an in-ground pool without a concrete apron

Motion (#4): Approve an accessory structure setback variance from 10' to 7' along the southern property line to permit the construction of an in ground pool and concrete apron in the rear yard of the property located at 212 Hickory Street in accordance with the reviewed plans and public testimony.

Motion by: Chemers Seconded by: Schwarz
Approved (5 to 0)

Motion (#5): Approve an accessory structure setback variance from 10' to 7' along the western property line to permit the construction of an in ground pool and concrete apron in the rear yard of the property located at 212 Hickory Street in accordance with the reviewed plans and public testimony.

Motion by: Chemers Seconded by: Matlock
Approved (5 to 0)

E. Workshop/Public Hearing –Bobbie Noonan’s Special Exception

Applicant: Noonan Limited Partnership

Location: 8717 W. Lincoln Highway

Request: Special Exception for loss of green space and monument sign setback

Planning Supervisor Brown presented the staff report and provided an overview of the request. The applicant was present to answer Commissioners questions and provided no further comments.

Motion (#6): Close the public hearing
Motion by: Schwarz Seconded by: Chemers
Approved (5 to 0)

During the Plan Commission discussion:

- Members confirmed that the Route 30 improvements included a non-mountable barrier median along the frontage of the subject property noting that the median would improve traffic safety.
- Commissioners noted the relocation of the parking stalls and provision of additional green space would improve the properties appearance from the roadway.
- Staff noted that the applicant proposed to mitigate the loss of green space and sign encroachment through the provision of additional landscaping. Jane McGinn noted that a landscape plan was forthcoming and suggested Commissioners condition their approval upon staff approval of the landscape plan.
- Members discussed the proposed sign noting that it is smaller and of a higher quality than the exiting sign.
- William Owen of 8655 Lincoln Highway questioned if the proposed improvements would affect the trees on his property. Staff noted that the improvements proposed by Bobbie Noonan's would not impact his trees.

Motion (#7): Approve a special exception to permit the reduction of required green space from 25' to 12.5 and monument sign setback from 25' to 7.2' for the property located at 8717 W. Lincoln Highway in accordance with the reviewed plans and public testimony and conditioned upon a staff approval of the landscape plan.

Motion by: Matlock Seconded by: Schumpp
Approved (5 to 0)

F. Workshop

Frankfort commons 2

Applicant: Humphrey Property Group

Location: SEC Rt. 45 & St. Francis Rd.

Request: Possible amendment to the annexation agreement, rezoning to B2 and special uses for a PUD and auto services

Planning Supervisor Brown presented the staff report and provided an overview of the request. David Mangurten and John Murphy were present representing the applicant and discussion ensued.

- Members discussed the proposed rezoning and expressed the desire to restrict the higher intensity uses permitted in the B2 district.
- Members discussed the proposed retaining walls noting the desire to use a high quality material. The applicant noted that they would likely propose

two different materials for the wall and agreed to provide samples prior to the next meeting.

- Commissioners discussed site access noting that the realignment of the full access to St Francis would improve accessibility for trucks.
- Member Schumpp noted concern for traffic stopped at the light at Route 45 and St. Francis Road noting that it regularly backs up past the St. Francis Road full access point.
- Commissioners questioned if Village of Frankfort Police could enforce the proposed no truck access signs. Staff noted that the Board could adopt a resolution permitting enforcement of traffic signs on the private property.
- Members discussed the loss of ten parking stalls from the Jameson's Pub property noting the need for a shared parking agreement with the subject property.
- Members discussed the proposed monument signs noting that they far exceeded ordinance requirements with respect to height and area. Commissioners requested the applicant revise the signs to comply with ordinance requirements. The applicant agreed to revisit the monument sign design.
- Commissioners discussed the proposed auto repair use noting concern for the screening and material of the proposed garage door. Members agreed that any auto use should be restricted to tire and battery facilities and that body shops, collision repair centers, outdoor sales and outdoor storage should be prohibited.
- In discussion of the proposed auto repair use members requested architectural controls be developed to ensure that the front of the building maintains a retail storefront appearance.
- Commissioners questioned detention requirements. Planning Supervisor Brown informed the commission that the existing pond behind Jamison's Pub was designed to accommodate detention for the subject property.

G. Other Business

Commissioner Matlock questioned if staff had conducted a study to determine the impact of the IDOT takings on all properties along Route 30. Staff noted that such a study had not been conducted. Jim Thorp, a Frankfort resident questioned if the sections of Old Route 30 had any historical significance that would delay Route 30 improvements. Staff was unaware of any landmark status.

H. Adjournment – 8:00 pm

Motion (#8) to Adjourn

Motion by: Chemers Seconded by: Beeson
Approved (5 to 0)

APPROVED June, 2010

As Presented X

As Amended _____

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary